

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **June 20, 2005**

### **Members Present-**

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from June 13, 2005. Mr. Parrett seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **VOS: CR 103 – Preliminary and Engineering Plan Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary and engineering plan approval to construct and widen .303 miles of major local roadway. Staff comments were discussed regarding the as-built plan requirements. The actual location of the proposed road improvements was discussed. The Villages will maintain all landscaping and proposed sign areas. Mrs. Webb will verify with Attorney Thornton any comments concerning the Memorandum of Agreement for Buffalo Ridge. Engineering comments were discussed and included the following items: specifics for pavement thickness, prescriptive right-of-ways, authorization letter from adjoining property owners regarding proposed construction, prefabricated tunnel, signed and sealed drawings, and all regulatory agency permits. The proposed pavement design was discussed regarding the asphalt and sub grade depth. Existing traffic and resurfacing for CR 104 were discussed. The Committee suggested recommending to the Board of County Commissioners that CR 104 and the unimproved remainder of CR 103 be included in the impact fee ordinance. Mrs. Rogers will research previous discussions between the BOCC and the Villages regarding this issue. Directional arrows were discussed.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

Barry Ginn, Ginn Engineering, arrived at 2:10 PM.

**VOS: O'Dell Circle/Phase III – Preliminary and Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct 1.07 miles of major local roadway. There were no comments from staff. Engineering comments were discussed and included the following items: proposed design speed, proposed signage, and all regulatory agency permits.

Mr. Springstead moved to approve the preliminary and engineering plans as a letter had been submitted by the applicant addressing all comments. Mrs. Webb seconded the motion and the motion carried.

**VOS: Elizabeth Villas – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 75-lot/5-tract subdivision. All comments have been received and will be addressed.

Mrs. Webb moved to approve the final plat, subject to all comments being addressed on the final plat. Mr. Springstead seconded the motion and the motion carried.

**Wade Industrial – Memorandum of Agreement**

The applicant was not present.

Mr. Ginn moved to table this project until the end of the agenda. Mrs. Webb seconded the motion and the motion carried.

**The Preserve at Oak Hill – Final Plat Review**

Joshua Harden, American Heritage, formerly known as Lynn Townsend and Associates, Inc., and AM Gaudet, AM Gaudet and Associates, Inc., were present and requesting final plat approval to develop a 92-lot/11-tract subdivision. All comments have been received and will be addressed on the final plat. A scale of 1" per 200' was proposed on the plat, but the county code requires a scale of no more than 1" per 100'. The applicant requested a variance to allow the plat to utilize the 200' scale. All lot numbers need to be consecutive and in sequence. All roads within the development will be privately maintained. This project is a build-plat. The engineer had no comments. The committee recommended providing all roads and tracts on the key map. All proposed roads would be submitted through AutoCAD for GIS purposes. Attorney Neal had issues concerning the wording provided in the dedication that will need to be addressed.

Mrs. Webb moved to approve the requested variance regarding the 200' scale, and the final plat, subject to all comments being addressed on the final plat. Mr. Lukert seconded the motion and the motion carried.

**Wade Industrial – Memorandum of Agreement**

The applicant was still not present. The project name was discussed. Attorney Neal suggested specific changes in the wording that had been provided in the MOA, which Mrs. Rogers will revise accordingly. There were no plans provided with this project since it will not be platted. The project area consists of blank acreage that will be utilized as industrial. All access will be from CR 525E, in which wording will need to be provided for in the MOA. Paved access requirements for private roads were discussed. Adjoining property ownership was also discussed. Buffer requirements for surrounding properties with industrial and agricultural land uses were discussed. A traffic study may be required depending upon the proposed uses for the development. There will be individual ownership for each parcel within the development. Open space and impervious surface ratio requirements were discussed. Stormwater capabilities were also discussed.

Mrs. Webb moved to table this project until next week's meeting in order to allow the applicant to be present and address any outstanding concerns. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for June 27, 2005.

Mr. Ginn moved to adjourn. Mr. Lukert seconded the motion and the motion carried.  
Meeting adjourned at 2:50 PM.